THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
1229 MARTIN ST, LLC
1316 Adams St. Ste 220
Nashville, TN 37208

Send Tax Bill to:
New Owner

Karen Johnson
Batch # 1360934
12/22/2025 02:51:30 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20251222-0101640

Map-Parcel Number:
105-07-0 100.00

State of Tennessee
County of DAVIDSON

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 11th day of December, 2025.

Notary Public

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

My Commission Expires:
09.07.2026

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, , **JASON CHILDRESS, TRUSTEE OF THE GOOD DYING BUILDING TRUST,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM **1229 MARTIN ST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT NO. 1 SITUATED IN THE 17TH CIVIL DISTRICT IN DAVIDSON COUNTY, TENNESSEE, SAID LOT AS SHOWN ON THE HAGAN & MERRITT PLAT AS RECORDED IN PLAT BOOK 161, PAGE 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, (R.O.D.C.T.), SAID LOT ALSO EAST OF INTERSTATE 65, WEST OF NOLENSVILLE PIKE, SOUTH OF AND ADJACENT TO ALLEY # 187, WEST OF AND ADJACENT TO MARTIN STREET AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SCRIBED X IN THE SIDEWALK, IN THE SOUTH RIGHT OF WAY OF ALLEY # 187, (15-FOOT ROW), SAID REBAR BEING IN THE WEST RIGHT OF WAY OF MARTIN STREET, (50-FOOT ROW), SAID REBAR BEING THE NORTHEAST CORNER OF SAID HEREIN LOT DESCRIBED AND HAVING **TENNESSEE STATE PLANE COORDINATES OF NORTHING 659120.87, EASTING 1741309.25.**

THENCE, LEAVING SAID ALLEY # 187 AND ALONG THE WEST RIGHT OF WAY OF SAID MARTIN STREET, **S08° 26' 02"W, 50.03 FEET** TO A ½" REBAR SET, CAPPED "TTL", SAID REBAR BEING THE NORTHEAST CORNER OF THE HCD WEDGEWOOD 1231 MARTIN, LLC., PROPERTY, AS RECORDED IN INST. NO. 20200108-0002657, R.O.D.C.T., SAID REBAR ALSO BEING THE SOUTHEAST CORNER OF HEREIN LOT DESCRIBED.

THENCE, LEAVING SAID MARTIN STREET AND ALONG THE NORTH LINE OF SAID HCD WEDGEWOOD 1231 MARTIN, LLC., PROPERTY, **N82° 07' 47"W, 121.95 FEET** TO AN IRON PIN FOUND IN THE EAST RIGHT OF WAY OF ALLEY # 186, (15-FOOT ROW), SAID PIN BEING THE NORTHWEST CORNER OF SAID HCD WEDGEWOOD 1231 MARTIN, LLC., PROPERTY, SAID PROPERTY ALSO BEING THE SOUTHWEST CORNER OF HEREIN TRACT DESCRIBED AND HAVING **TENNESSEE STATE PLANE COORDINATES OF NORTHING 659088.08, EASTING 1741181.11.**

THENCE, LEAVING SAID HCD WEDGEWOOD 1231 MARTIN, LLC., PROPERTY AND WITH THE EAST RIGHT OF WAY OF SAID ALLEY # 186, **N08° 22' 37"E, 49.99 FEET** TO AN IRON PIN FOUND IN THE SOUTH RIGHT OF WAY OF SAID ALLEY 187, SAID PIN BEING THE NORTHWEST CORNER OF HEREIN TRACT DESCRIBED.

THENCE, LEAVING SAID ALLEY # 186 AND WITH SOUTH RIGHT OF WAY OF SAID ALLEY # 187, **S82° 08' 53"E, 122.00 FEET** TO THE POINT OF BEGINNING AND CONTAINING 6100 SQUARE FEET OR 0.14 ACRES MORE OR LESS. **

SUBJECT TO ANY CONVEYANCES, RESTRICTIONS, COVENANTS, EASEMENTS AND RIGHT OF WAYS OF AND NOT OF RECORD.

Being the same property conveyed to 1229 Martin Street, LLC, a Tennessee limited liability company, from Jason Childress, Trustee of the Good Dying Building Trust, by Warranty Deed dated 12-16-2025 and recorded in Instrument No. _____, in the Register's Office of Davidson County, Tennessee.

** and containing 6100 square feet or 0.14 acres, more or less, according to ALTA/NSPS survey made by Jake S. Lay, RLS TN# 34604, TTL, USA, 2971 International Blvd. Suite C., Clarksville, TN 37040, project no. 25-12-2754 dated September 9, 2025.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 16 day of December, 2025.

Good Dying Building Trust

_____ AS TRUSTEE
Jason Childress, Trustee

STATE OF TN

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jason Childress, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Trustee of the within named bargainor, a Trust, and that he, as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Jason Childress as such Trustee.

Witness my hand and official seal this 16 day of December, 2025

My commission expires: 9/2/26

_____
Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY